Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb or	8 Summerhills Avenue, Lorne
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,850,000

Median sale price

Median price	\$1,612,500		Property typ	ne House	House		Lorne
Period - From	1 Oct 24	to	30 Sep 25	Source	Realestate.c	om.au	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 14 Fern Avenue, Lorne	\$1,900,000	18.7.25
2. 32A Richardson Boulevard, Lorne	\$2,065,000	28.8.25
3. 24 Deans Marsh Road, Lorne	\$2,287,500	4.7.25

This Statement of Information was prepared on: 1 October 2025

